BOX 10-A

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Robert E. Potter, Jr., et ux
5566 Hill Road
Brentwood, TN 37027

MORTGAGEE:
Legends Bank
310 N. First Street
Clarksville, TN 37040

SEND TAX BILL TO:
Mortgagee

Map/Parcel
#161-02-010

Bill Garrett Davidson County
Batch# 21130 **DEEDWARR**
11/02/2017 10:17:07 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20171102-0112452

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nicolette A. Judkins, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Robert E. Potter, Jr. and Kellye G. Potter, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 73** on the plan of **McMurray Woods, Section 3**, as of record in Book 3300, Page 83, Register's Office for said County, described as follows below:

Beginning on the Southerly margin of McMurray Drive at the corner of lots Nos. 73 and 74; thence with the line between said two lots, Southerly 125 feet to a point in the line between lots nos. 72 and 73; thence with the line between said two lots Nos. 72 and 73, Easterly 125.0 feet to the Westerly margin of Ashley Drive; thence with the same, Northerly 100 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Northwesterly 39.27 feet to the Southerly margin of McMurray Drive; thence with the same, Westerly 100 feet to the beginning.

Being the same property conveyed to Nicolette A. Judkins by Executrixes' Quitclaim Deed dated March 10, 2009, from Stephanie E. Aylor and Nicolette A. Judkins as Co-Executrixes of the Estate of Angela C. Aylor, Deceased, of record in Instrument #20090310-0021405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is improved property known as **621 McMurray Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS MY HAND, this the 31 day of **October, 2017.**

Nicolette A. Judkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nicolette A. Judkins,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of October, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $249,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 11-5-19

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.